



CITY OF MORGAN HILL  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## PLANNING COMMISSION

TUESDAY, FEBRUARY 26, 2008

CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA 95037

### COMMISSIONERS

CHAIR ROBERT L. ESCOBAR  
VICE-CHAIR SUSAN KOEPP-BAKER  
COMMISSIONER H. GENO ACEVEDO  
COMMISSIONER MIKE R. DAVENPORT  
COMMISSIONER JOSEPH H. MUELLER  
COMMISSIONER WAYNE TANDA  
VACANT

REGULAR MEETING - 7:00 P.M.  
AND  
HISTORICAL RESOURCES ORDINANCE WORKSHOP

### \*\*\* A G E N D A \*\*\*

### NOTICE TO THE PUBLIC

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

## PLANNING COMMISSION MEETING AGENDA

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### **DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

#### **OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** February 12, 2008

#### **PUBLIC HEARING:**

- 1) **ZONING AMENDMENT, ZA-07-09/SUBDIVISION, SD-07-05/ DEVELOPMENT AGREEMENT, DA-07-02: CORY-HABITAT FOR HUMANITY:** A request to amend a precise development plan, approve a subdivision map and development agreement for a .52-acre site zoned R-2 3,500/Residential Planned Development. The site is located on the east side of Cory Ave. approximately 80 ft. south of San Luis Way. (APN 817-31-053)

**Recommendation:** Reopen Public Hearing/Adopt Resolutions with recommendation to forward to City Council for approval.

- 2) **ZONING AMENDMENT, ZA-07-11/DEVELOPMENT AGREEMENT, DA-07-03/DEVELOPMENT SCHEDULE, DS-07-17: E. CENTRAL-URBAN HOUSING COMMUNITIES:** A request for approval of a precise development plan, development agreement 7777and development schedule for a 49-unit senior housing facility on a 2.6-acre site located on E. Central Ave. west of the railroad tracks, in the Central Commercial Residential zoning district. (APN 726-23-015)

**Recommendation:** Open Public Hearing/Adopt Resolutions with recommendation to forward to City Council for approval.

- 3) **APPROVE DISTRIBUTION OF BUILDING ALLOTMENTS FOR THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) APPLICATIONS FOR THE FY 2009-10 MICRO PROJECT COMPETITION AND DOWNTOWN MEASURE "F" OPEN MARKET COMPETITION:**

**Recommendation:**

1. Adopt Resolution approving the distribution of the FY 2009-10 building allocations for the 2007 Micro Project Competition; and
2. Adopt Resolution approving the distribution of the building allocations for the 2007 Downtown Measure "F" Competition.

**WORKSHOP:**

**HISTORICAL RESOURCES ORDINANCE WORKSHOP:** The City of Morgan Hill is updating the City's historic resources inventory and Chapter 18.75, Cultural Resources Preservation, of the Morgan Hill Municipal Code. The intent of the update is to streamline the development review process for the purposes of the California Environmental Quality Act by better defining the process for the identification and review of potential historical resources. The ordinance will be used with the adopted Historic Context Statement to make determinations of significance in the future.

**Recommendation:** Discuss and provide comments on draft ordinance and survey.

**ANNOUNCEMENTS:**

**UPCOMING AGENDA ITEMS FOR THE MARCH 11, 2008 MEETING:**

- ELBA-08-01/MC-04-04: Diana-Chan
- Historical Resources Ordinance Public Hearing
- Architectural Design Handbook and proposed amendments to Municipal Code Chapters 2.56 (Architectural and Site Review Board); 18-18 (Residential Planned Development); 18.30 (Planned Unit Development); 18.50 (Parking and Paving Standards; and 18.74 (Design review).
- Recommendation to City Council regarding content of Draft Downtown Specific Plan to be analyzed in EIR (The preferred "project description")

**CITY COUNCIL REPORTS**

**ADJOURNMENT**

**SPEAKER CARD**

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

**NOTICE**

**AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

**PLANNING COMMISSION MEETING AGENDA**

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*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

**NOTICE**

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*